

EXHIBIT A – FINDINGS
DRC2015-00005 / Hodge

Environmental Determination

- A. The project qualifies for a Class 1 Categorical Exemption pursuant to State CEQA Guidelines Section 15301 because the project consists of the operation and leasing of the existing residence as a residential vacation rental, involving negligible or no expansion of the use beyond that existing at the time of the lead agency's determination.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the addition of a single additional vacation rental in this high density neighborhood is consistent with surrounding development and does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the single approved unit to be used as a vacation rental is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on 2nd Street, a local road constructed to a level able to handle any additional traffic associated with the one vacation rental project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Archeological Sensitive Area

- H. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because no new construction or site disturbance shall occur due to this project.